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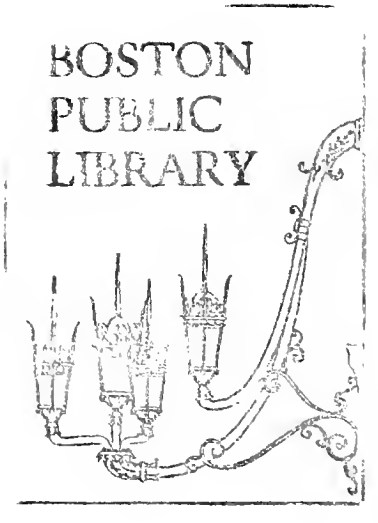
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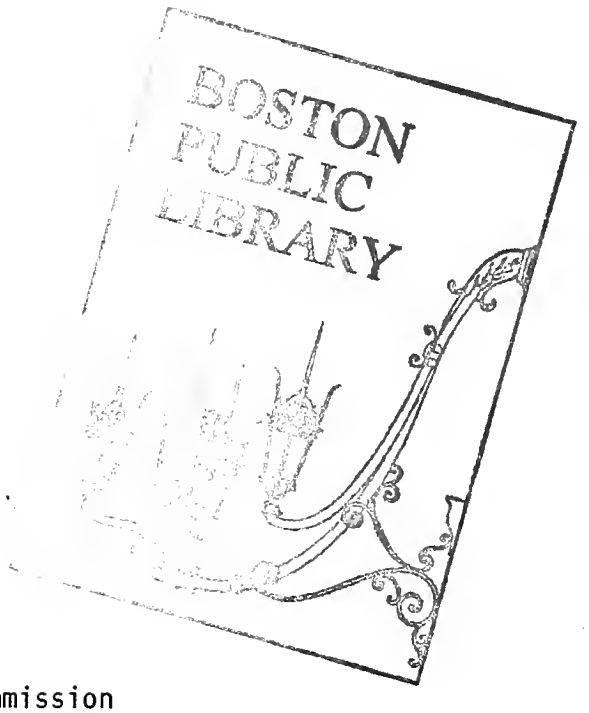

Report of the Boston Landmarks Commission

on the Potential Designation of the

SUFFOLK COUNTY JAIL

as a Landmark

under Chapter 772 of the Acts of 1975

Approved: Marcia Myers 10/24/78
(Executive Director) (Date)

Approved: Pauline Chase Harrell 10/24/78
(Chairman) (Date)

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SUFFOLK COUNTY JAIL

1.0 LOCATION OF THE PROPERTY

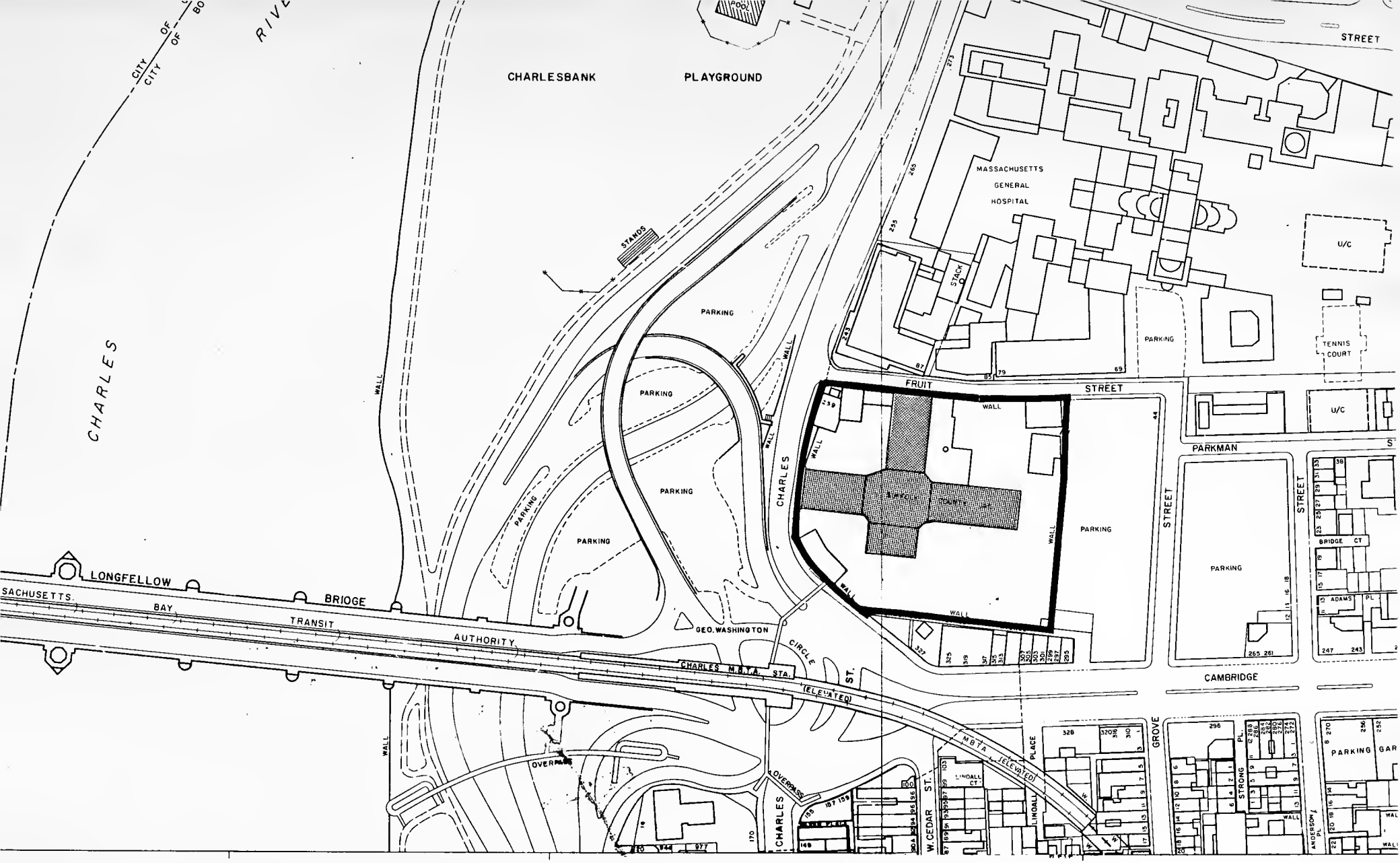
1.1 Address: 215 Charles Street, Boston, Ward 3. The assessor's parcel number is 445.

1.2 Area in Which the Property is Located:

The Suffolk County Jail is located at the corner of Charles and Cambridge Streets, which intersection forms the boundary between Beacon Hill and the West End. The jail is near a major transportation node, Charles Circle. A bridge to Cambridge, a subway station, and an overpass to Storrow Drive are all nearby.

The jail's surroundings are of marked contrast. Across Cambridge Street begins Beacon Hill, a district of early 19th century brick row houses protected by state historic district legislation. To the north, the West End redevelopment of the 1950's through '70's produced modern luxury and high-rise residences. To the east stands Massachusetts General Hospital, one of the nation's principal medical centers.

1.3 Map Showing Location: attached.



Suffolk County Jail

Suffolk County Jail
215 Charles St.
BACK BAY / BEACON HILL / BAY VILLAGE
0 450 900 1800 FEET
N
CAMBRIDGE
ST.
MT. VERNON ST.
JOY STREET
BEACON
COMMONWEALTH AVENUE
ARLINGTON ST.
PUBLIC GARDEN
CHARLES ST.
COMMON
STREET
MASS. TURNPIKE EXT.
BOYLSTON AVE.
TREMONT ST.
MASSACHUSETTS AVE.
HUNTINGTON AVE.
CENTRAL R.R.

2.0 DESCRIPTION

2.1 Type and Use:

The Suffolk County Jail is a penal institution used for the housing of persons accused of crimes who cannot or are not allowed to pay bail to stay free until trial. Also, at times some convicted persons with sentences of less than one year have been housed at the jail. The jail is still used for this original purpose.

2.2 Physical Description:

Adjacent to the Charles River Basin and Storrow Drive, the Suffolk County Jail is located across Cambridge Street from the Historic Beacon Hill District on its south, and adjacent to the various buildings of the Massachusetts General Hospital on its north and west; just beyond the hospital is the recently redeveloped high-rise residential district formerly known as the West End.

The jail is situated on a roughly rectangular yard of 2.88 acres enclosed by a brick wall. Designed in 1848 and completed by 1851, the jail itself is granite-faced masonry structure with a cruciform plan. From the central hipped-roof octagonal building radiate four four-story wings with hipped roofs now sheathed in asphalt. The central tower houses the jail's main functional facilities, including guard and inspection rooms, connecting galleries and staircases.

Three of the wings enclose freestanding interior cell blocks; the west wing, originally housing the sheriff's residence and office, hospital and chapel, now serves administrative functions and as the major public entrance from Charles Street.

Originally, three of the wings were similar in size: the north and south wings both two by two bays, the west wing three by three bays. The long east wing of cell blocks was dissimilar, being six by two bays. In 1901 the north wing was enlarged from two to six bays. Architect Gridley, J.F. Bryant's design was repeated exactly: presently the only visual evidence of the expansion is the slight modulation of tone in the granite blocks, especially the voussoirs. In 1920 the west wing was doubled by adding three bays, again duplicating the original design. During this rehabilitation, the pair of entrances originally in the central bay of each side of the west wing were eliminated, and the main access was provided at Charles Street on the west facade of this wing.

Treatment of the elevations is similar on all facades. In general, masonry bearing walls faced with rusticated granite ashlar are separated by vertical window bays, with the exception of the west entry facade. The windows are arranged in vertical banks set in round-headed binding arches outlined by

granite voussoirs. By projecting slightly from the plane of the wall but maintaining the rough-hewn texture of the main wall, the voussoirs give a subtle emphasis to the window banks. Further contrast in the overall decorative treatment is achieved by dressed granite used in corner quoins and by keystones connecting the arches to the plain cornice. In all, decoration is architectonic and inspired by Renaissance motifs.

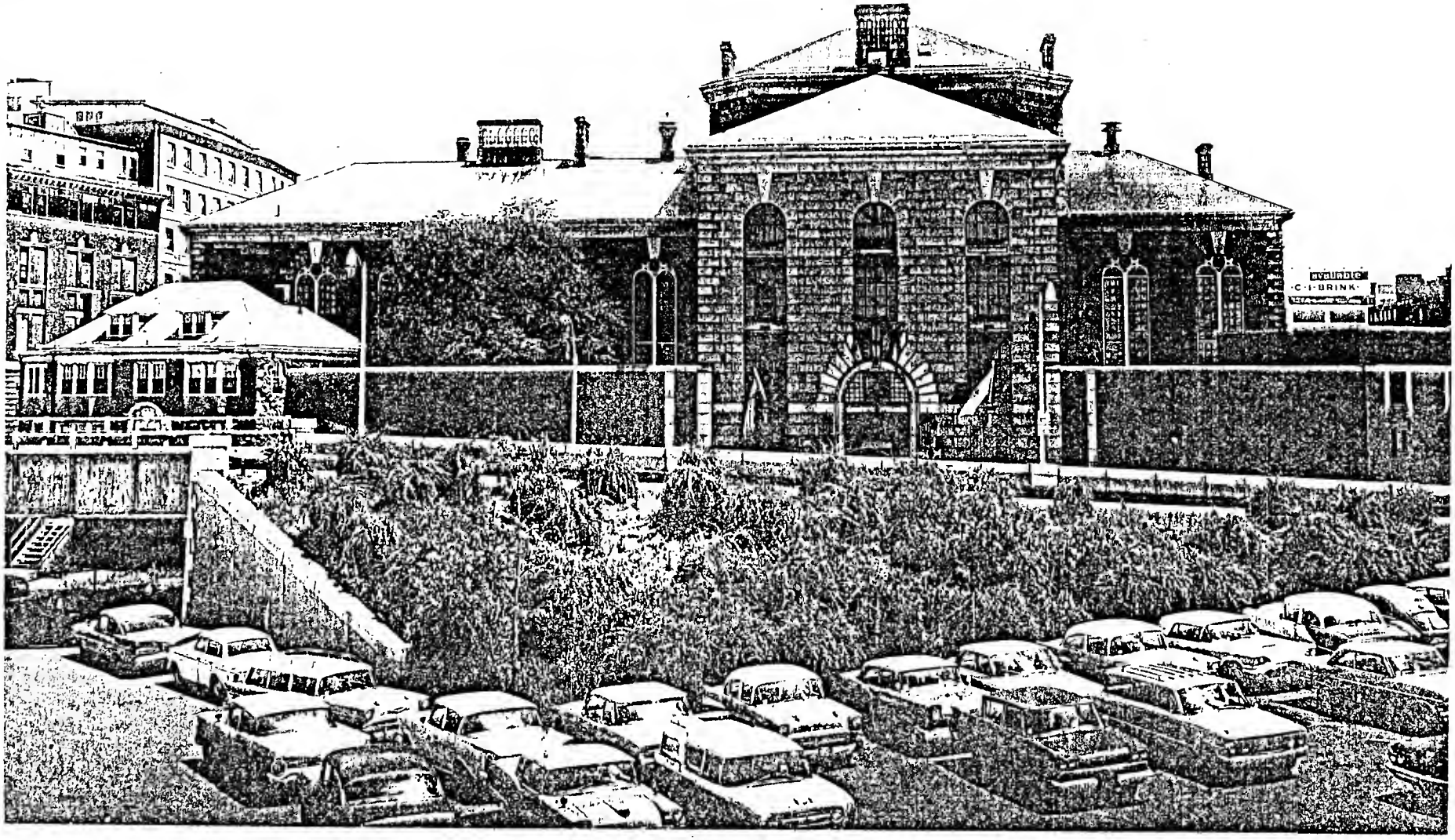
The west facade, three bays wide, has a two-story arched entrance (dating from 1920) filled with wooden iron-studded panelled doors, with a lunette above covered by iron grating. The arch is outlined by smooth-faced voussoirs which terminate in a console with the seal of Suffolk County. On this wing---originally sheriff's quarters and administrative offices---the floors are marked by granite spandrels instead of unbroken banks of window sash as the other wings.

The north wing retains several original window frames with wooden tracery in the roundheaded arch. Modern replacement windows have eliminated this detail in the other wings. Changes to the roof from the original are replacement of slate with asphalt, introduction of skylights and ventilating elements on the west wing, and the 1949 removal of the original cupola and clock tower. The general shape of the roof with its multiple paneled chimneys remains intact.

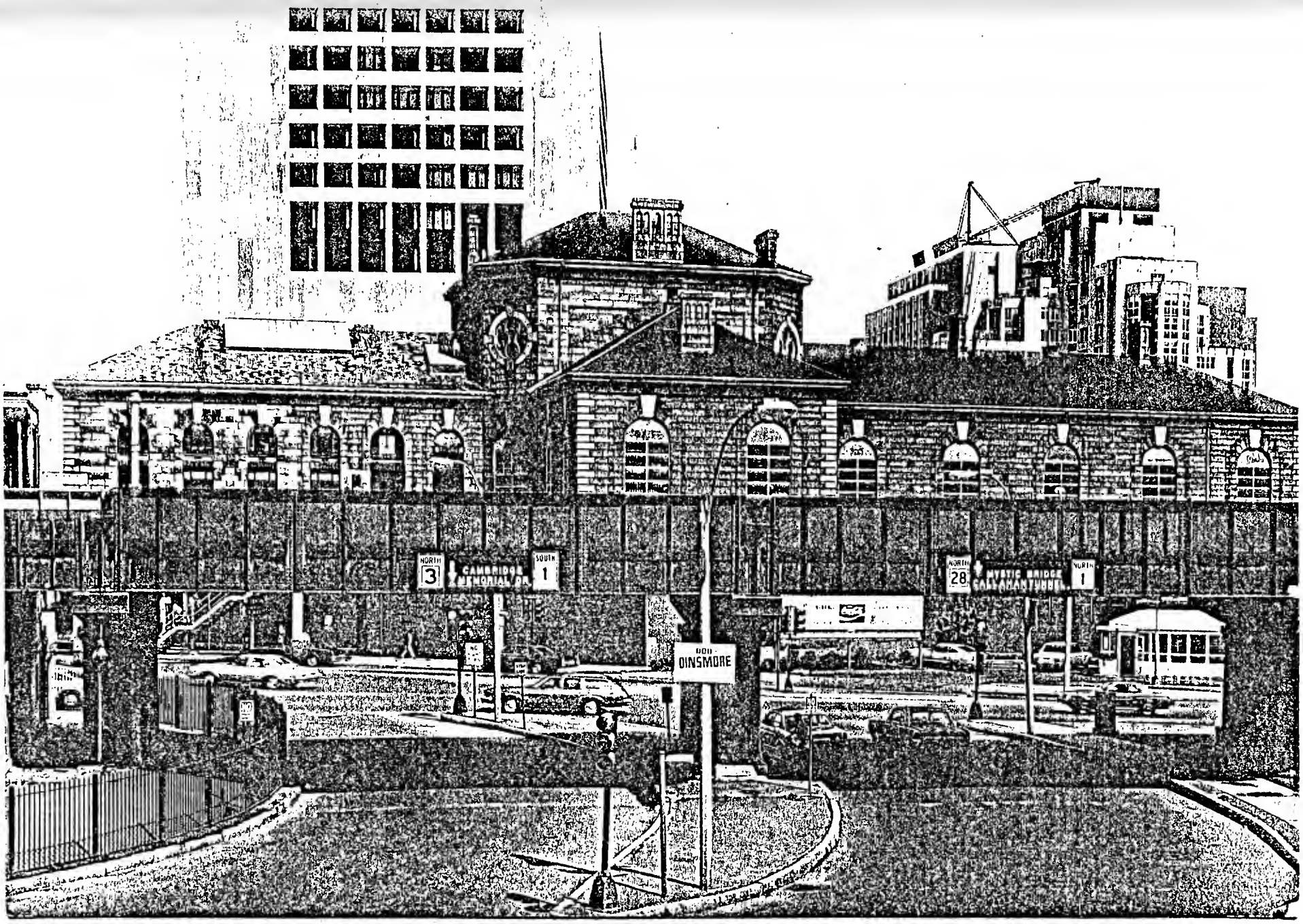
Two other additions were made to the jail, neither visible from the public way. By 1895, a brick kitchen was inserted in the corner between the north and east wings. By 1938, a laundry building extended the kitchen along the length of the east face of the north wing.

Ancillary structures, originally wood and now masonry, occupy portions of the perimeter yard. These include a boiler plant (1928), sheriff's house (by 1928), solitary confinement quarters (1931), and a shipping office; none are of architectural significance. Between 1938 and 1942, an old brick and iron fence was replaced with a 16 to 20-foot high brick wall surrounding the property. Exercise areas, lawns and recreational equipment are located in the south and east sections of the yard.

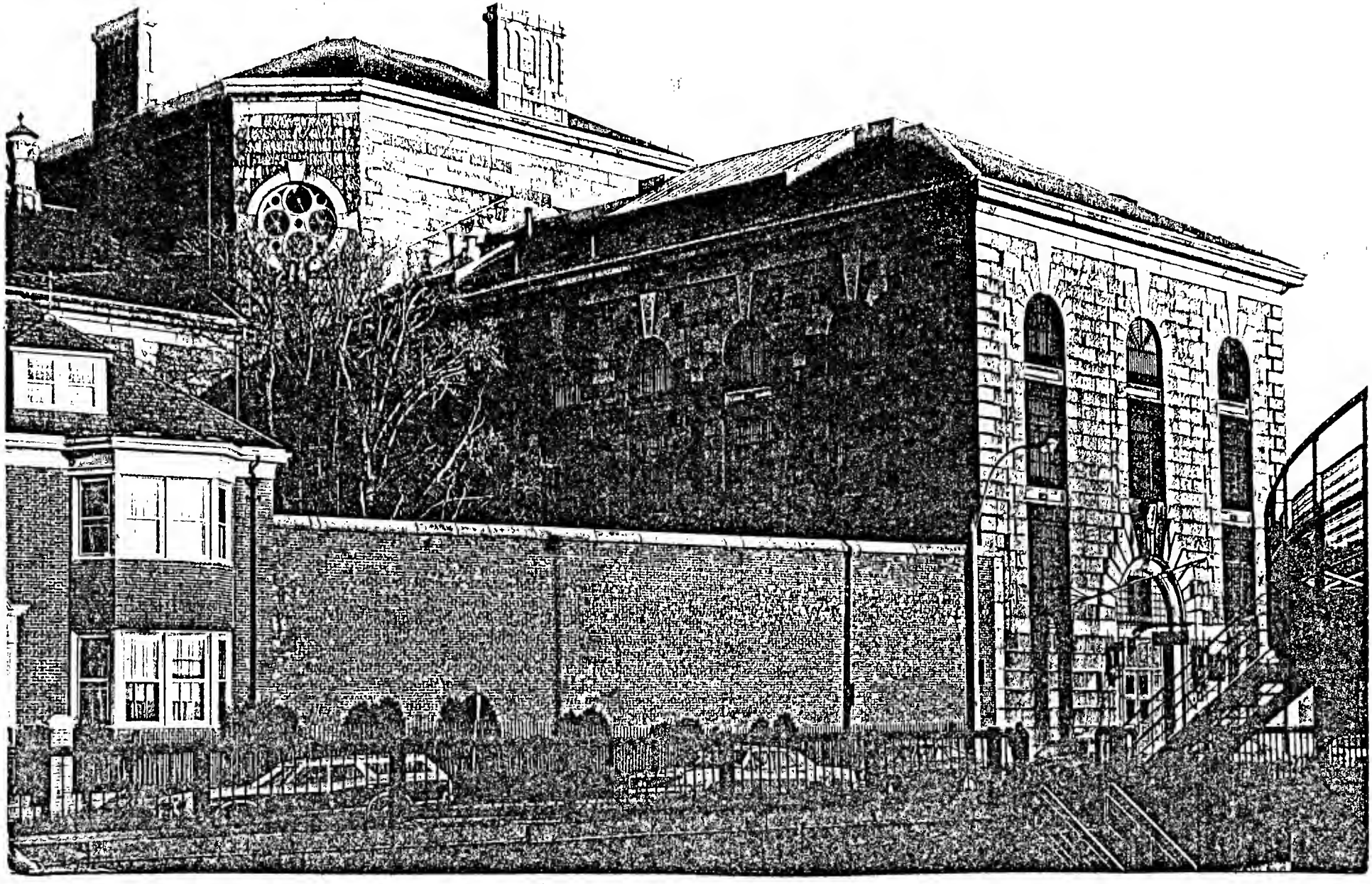
2.3 Photographs: attached.



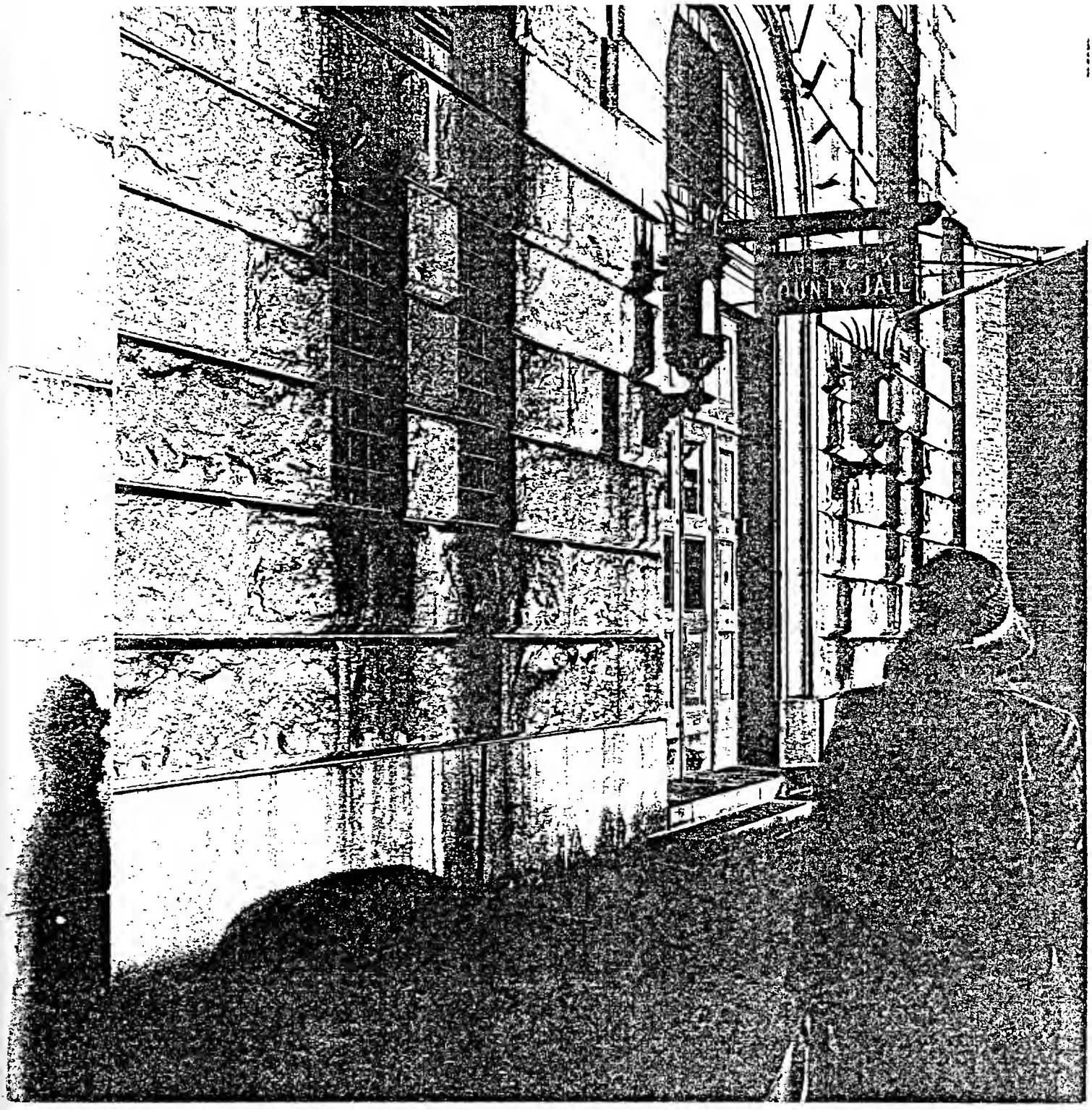
SUFFOLK COUNTY JAIL: west facade, north & south wings, sheriff's residence. Photo ca. 1960



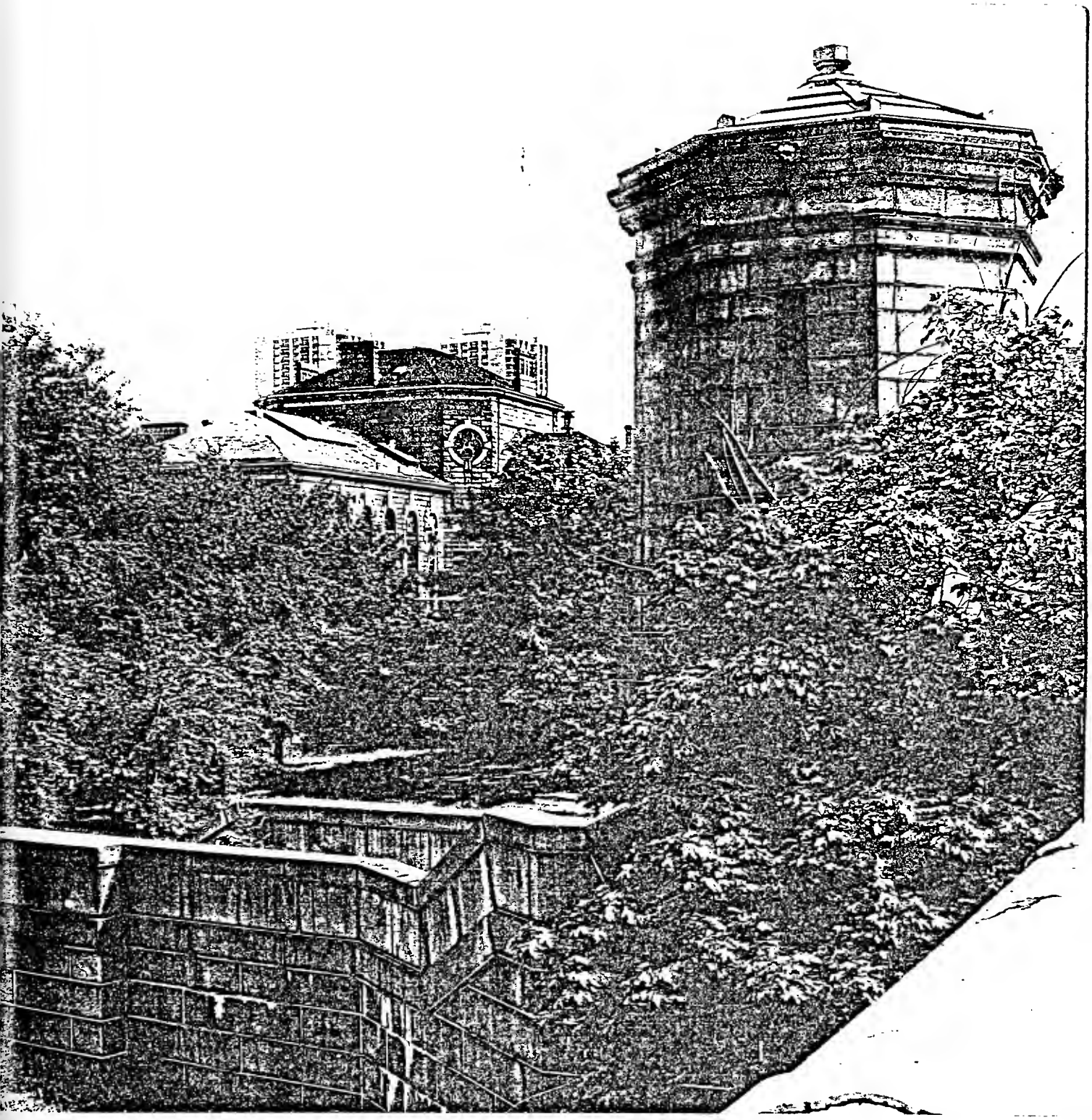
SUFFOLK COUNTY JAIL: view from south. Photo 1976 by Leslie Larson



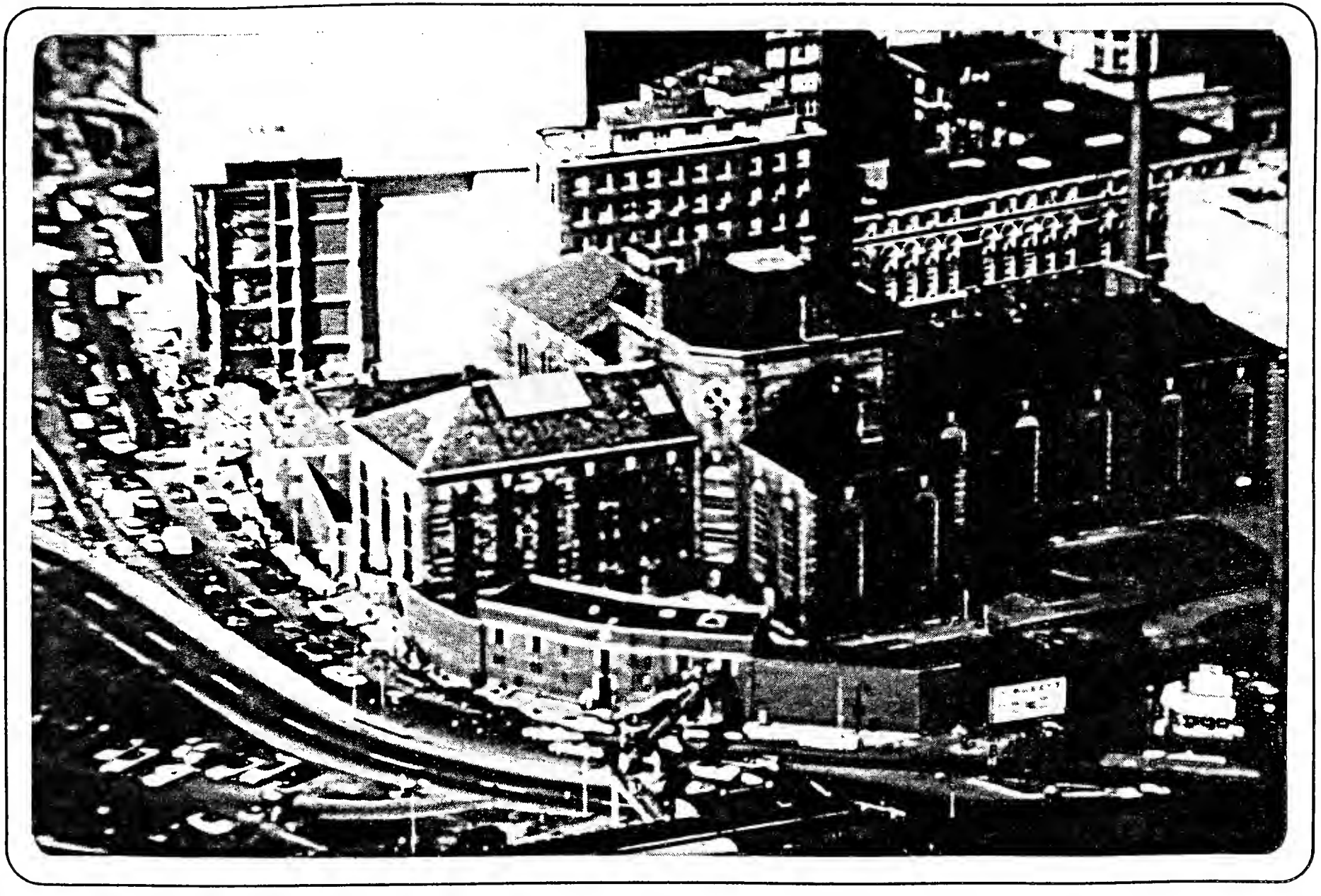
SUFFOLK COUNTY JAIL: central building and west wing. Photo 1976 by Leslie Larson



SUFFOLK COUNTY JAIL: west wing entrance. Photo 1976 by Leslie Larson



SUFFOLK COUNTY JAIL: view from Longfellow Bridge.
Photo 1976 by Leslie Larson



SUFFOLK COUNTY JAIL: aerial from SW.

3.0 SIGNIFICANCE

3.1 Architectural and Historical Associations

The Suffolk County Jail has major national architectural significance as the prime institutional example of the Boston Granite Style of the mid-19th century. The design was executed by one of the foremost exponents of the style, Gridley J.F. Bryant. In addition, the jail is the definitive example of an enlightened 19th century attitude toward the treatment of prisoners.

The plan to build the jail was prompted in the 1840's by numerous complaints about the 1822 Leverett Street jail. The first proposal for a replacement came from Mayor Martin Brimmer at his inaugural in 1843. Brimmer, a social activist, stepped into the ongoing controversy over prison accommodations on the side of the so-called Auburn Plan. This prison system, developed in 1820 in New York State, was based on the premise that prisoners should not be kept in continuous solitary confinement. Individual cells should be for sleeping only; a prison, went the argument, should provide room for communal work and exercise. The established practice of the time, known as the Pennsylvania System as established at the Eastern Penitentiary in Cherry Hill, Pa., (John Haviland 1821-25) and followed at Leverett Street, was that prisons house inmates in individual cells opening into individual exercise yards. Little useful work could be induced from prisoners under this system, and the Quaker ideal of solitude inducing contrition (the basis for the system) did not work out in fact. The results were poor physical and emotional health for the inmates, and a high price for the taxpayers.

The city did not follow Mayor Brimmer's proposal, and the plan was left to his successor, Josiah Quincy, Jr. Like his famous father, the second mayor of Boston, Quincy was a reformer who maintained the tradition of advocating social justice. During his term (1846-49), Quincy faced some major challenges: Boston's population was to double in the period from 1825 to 1850, and with the great immigration from the famine in Ireland now under way, Quincy's city faced a squeeze for space and burgeoning social upheaval. Quincy saw to public safety improvements, but the proposed new jail caused a split between the two branches of the municipal government. The aldermen, eight members elected at-large, endorsed Quincy's replacement proposal, but the Common Council, 48 members elected by wards, came down in opposition. In 1848, the city solicitor resolved the dispute by ruling that as Suffolk County Commissioners the mayor and aldermen were to make the decision, and that the Common Council had no say in the matter. Quincy and the aldermen acted quickly, abandoning a proposal for a joint jail and house of correction. The site, on landfill next to the new Massachusetts General Hospital, was selected in part as a way to provide reasonable

breezes and climate. By the end of Quincy's term, the contracts to construct the jail were approved.

However, no sooner did Quincy's successor, John Prescott Bigelow, assume office than he proposed that the new jail plan be scrapped and the old Leverett Street facility be renovated to suit the new needs. The aldermen, recognizing the mayor's concern over costs, amended the plans. Finally in 1851, eight years after the first proposal, the "New Jail" at Charles Street was ready for occupancy at a cost of $450,000, including land and building.

The commission to design the jail went to Gridley J.F. Bryant (1816-1899), whose career in architecture spanned most of the second half of the 19th century. Trained in the office of Alexander Parris, architect of the Quincy Market building, Bryant had one of the most successful practices in Boston of this time. Throughout New England he was known for designing state capitols, city halls, hospitals, jails, courthouses, and other public institutions. In Boston he designed warehouses, wharf buildings and storeblocks; in fact, to many in the mid-19th century, Boston was a Bryant-built city. Although the Great Fire of 1872 destroyed 152 of Bryant's buildings, some of his proudest works remain, including Old City Hall (with Arthur Gilman), Mercantile Wharf Building, and the State Street Block.

Bryant was largely responsible for the success of the Boston Granite style. Son of the engineer-owner of the Granite Railway and Quincy Quarries, he learned quickly the construction possibilities of the stone. Advances in technology made large blocks more available to Bryant than to his predecessors. In his relatively simple designs, granite lent an air of strength and dignity appropriate for the era and for Bostonians' sensibilities. Modern-day critics such as Giedion, Huxtable, and Hitchcock have recognized Bryant as a major contributor to 19th century commercial architecture.

Bryant's design for the Suffolk County Jail is a high point of the mature phase of the local style of the period, now acclaimed as the Boston granite school. Architects of wharves, warehouses and civic structures also used this material, available cheaply from nearby quarries. The large granite blocks typical of the style are intended to convey a sense of boldness, endurance and permeability, attributes important in creating the public image of a penal institution. As a result of its outstanding architectural design and layout, the jail was the first American building (other than a monument) to be published in the English architectural magazine, The Builder, in 1849. The jail is dominant in the streetscape, typical of the granite school and of Bryant.

Collaborating with Bryant on the functional design of the jail was the Rev. Louis Dwight, founder and secretary of the

Prison Discipline Society of Boston. Dwight was "one of the nation's first professional penologists, and the principal advocate of the Auburn System. Dwight's extensive travels along the eastern seaboard and abroad had exposed him to the whole spectrum of correctional architecture as it then existed." (Mackay, p.4) While some prisons at the time were using the individual pen-like system used at the Leverett Street Jail, others still housed prisoners in open wards.

The Prison Discipline Society was founded primarily to advocate provision of separate cells for prisoners at night, and to emphasize the virtues of the Auburn Plan for new prisons. "The difference in the amount of sin in the world, in this country alone, consequent upon this change from the crowded night rooms of prisons without supervision, and in prisons where the prisoners are confined in separate cells, in silence, under careful supervision, is beyond all human calculation." (Prison Discipline Society, 1854, p. 823) A second purpose of the Society was to provide religious education and evangelism: "To supply the Bible, and preached Gospel, and means of grace to the Prisoners." (ibid.) The Suffolk County Jail was held as an example for other jurisdictions contemplating new institutions. The Society called on New York, Baltimore, Washington, New Orleans to "come forward and demolish these Old Jails, these 'commitee rooms of mischief,' and substitute for them something like the Boston New Jail ..." (Prison Discipline Society, op. cit., p. 821)

The collaboration of Bryant and Dwight produced a design for the jail which uses radiating wings for cell blocks, a plan for institutional structures dating as early as 1628. The cruciform shape used in the Suffolk County Jail first appeared in England in 1790 at the Suffolk County Jail in Ipswich. William Blackburn, a London architect who died in 1790, designed the Suffolk Jail in England as one of many arrangements of cell buildings around a central governor's house. Among these were "fan-shaped arrays, Greek crosses, a central hall flanked by two wings, a multi-angled building in a half-circle around the governor's house, etc." (Johnston, p. 23) The radial design proved most popular in Britain, but examples also exist from the early 19th century in Moscow, Geneva and Palermo. In Paris, the Petite Roquette Prison developed as a hexagonal shape with spokes radiating to a central administration building. Prisons designed under the Pennsylvania System often picked up the radial plan: Haviland's authentic examples at Cherry Hill, Pa., and Trenton, N.J., used this radial system.

The humanitarian approach to the jail design was reflected by features not directly related to its architectural style. "The site is airy, being exposed and open to the bay, Charles River, and Cambridge on the west; it is level on the surface, and easily drained, extending to tide water ... it is not far removed from the Court House; and it is of easy and pleasant

access for the intelligent and humane." (Prison Discipline Society, 1849, p. 321) Besides communal exercise yards and other Auburn Plan features, the jail added natural light through wall and cell windows, plus the added benefit of radiant heat from the sun, along with a complete ventilating system. Other innovations included security against fire, the size of rooms and cells (large for its time), ease of maintenance, and a convenient circulation pattern. The cruciform design allowed the separation of debtors and witnesses from pre-trial detainees, and of women from men, by designation of each wing for one class of residents. Masons for the construction were Joel Wheeler and Asa Swallow.

Most contemporary Boston guidebooks took note of the jail's impact. "The plan has been so highly approved that it has been adopted in the enlargement of the State Prison at Charlestown, in the new Almshouse in Cambridge, the new prison at Dedham, and in the new jail in Concord, New Hampshire. Proposals are also made for buildings, on a similar plan ... at Northampton, Providence, New York, New Jersey, and Baltimore." (Boston Almanac, 1851) In 1884, H.H. Richardson used the jail as a model for the jail portion of his Allegheny County Complex in Pittsburgh, Pa.

3.2 Relationship to Criteria for Landmark Designations

The Suffolk County Jail fulfills the following criteria for Landmark designation as provided under Section 4, Chapter 772 of the Acts of 1975:

as a structure which represents an important aspect of the cultural, political and social history of the city, the Commonwealth, the New England region, and the nation (subsection (b)); and

as a structure representative of elements of architectural design which embodies distinctive characteristics of a type inherently valuable for study of a period and style, and as a notable work of an architect whose work influenced the development of the city, the commonwealth, the New England region and the nation (subsection (d)).

4.0 ECONOMIC STATUS

4.1 Assessed Value

The assessed value of the Suffolk County Jail is $2,529,600: for the building, the assessment is $1,526,200, and for the land, $1,003,400. The property is tax-exempt, owned by the City of Boston as a prison (Exempt Code D).

4.2 Current Ownership and Status

The Suffolk County Jail is owned by the City of Boston: the mayor and nine city councilors serve additionally as the commission for Suffolk County. The jail is still being used as a pretrial detention center, where defendants not permitted or unable to raise bail remain at the jail until the disposition of their cases.

In 1973, a U.S. District Court ruled in the case Inmates of the Suffolk County Jail, et. al., V. Thomas S. Eisenstadt* et. al., Civil Action 71-162-G that the conditions of the jail violated the constitutional rights of those incarcerated there. Several plans for a new facility to house both the jail and the house of correction (now at Deer Island) failed to receive the required approval of the Boston City Council. A recent agreement between the court and the city has provided for the rehabilitation of the structure for continuing jail use. Some new construction is planned for the parcel, with possible removal of parts of existing structures.

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* Eisenstadt was sheriff of Suffolk County; since 1977, Dennis J. Kearney has been sheriff, and has been named as principal defendant.

5.0 PLANNING CONTEXT

5.1 Planning Issues

One issue of overriding importance colors all decisions regarding the future of the Suffolk County Jail: the 1973 federal court order requiring either the closing of the jail or rehabilitation to meet standards of constitutional treatment of detainees. The U.S. District Court, although ordering the closing, has allowed continuing use of the facility pending approval of a plan for a replacement. Since 1973, several proposals for new jail facilities, including possible replacement of the antiquated House of Correction at Deer Island, failed to achieve consensus by both the Mayor and City Council. Faced with a final court deadline for approval of a plan or closing the jail, the Mayor and city council agreed to rehabilitate the Charles Street facility, including some new construction.

The court's interest in the case has been the rights of the inmates. Otherwise, the future of the jail building is not the concern of the federal court. It is possible that a rehabilitation plan acceptable to the federal court may not meet historic preservation standards under Chapter 772, and vice versa.

The decision to rehabilitate the jail made moot several issues that had been raised in the debate over relocation. These issues include:

- Land Use

  Local residents believe that the jail is not the optimum use of the valuable site. Located near an important transportation node, Charles Circle, and near two residential neighborhoods, the parcel is seen as a valuable development site. There has also been long-rumored interest in expansion to the site by nearby hospitals.

  The site is zoned for apartment use (category H), which would allow all residential uses and some institutional uses, especially those which are hospital-related. A variance from the Board of Appeal would be required for a mixed-use development. Certain institutional uses currently allowable in an H zone, including hospital uses, would have their status changed under terms of a proposed amendment to the city zoning code.

- Taxability

  Opponents of renovation for continuing jail use have cited the opportunity to place this property on the city's

tax rolls if the jail were to be located elsewhere. Continuing use as a jail is the only plan that will not obtain revenue for the city. The current jail would, if taxable at its current assessed value, pay over $500,000 per year to the city in property taxes. The actual tax yield would vary, of course, with the nature of the property's use.

- Transportation

The competing automobile, pedestrian and public transit traffic at Charles Circle make it one of the city's most congested intersections. The jail site is served well by public transportation, but access by automobile is awkward and parking is limited. The need to retain significant space around the jail for security, including the brick wall, combine with other physical restraints to diminish the opportunities for widening or making other improvements to the Charles Circle area.

- Neighborhood Involvement

The Beacon Hill community is but one of several neighborhoods concerned about the disposition of the jail. Transfer of the facility to another site is perceived as having an impact on the community nearest the new jail. Expressions of local opposition helped prevent relocation of the jail, even those plans which placed it in non-residential areas.

Now that the decision has been made to rehabilitate the jail for jail use, two interrelated issues have been raised:

- Meeting Requirements

In order to meet constitutional standards, any jail rehabilitation will have to meet the criteria established by the Commonwealth of Massachusetts Department of Correction. The architects for the rehabilitation will have to determine how many cells, if any, can meet those standards and be placed inside the existing structure. The size of any addition(s) will be in part dependent on that study.

- Temporary Relocation of Detainees

The housing of detainees during the construction phase is an important issue having both social justice and financial implications. Unless they can be relocated on site, the detainees will require temporary housing elsewhere. During the deadlock over relocation vs. rehabilitation, two alternate sites were discussed for housing of prisoners if the jail were ordered closed. The first was the unused jail in the new Middlesex County Courthouse. The city would have to rent the space in that facility, and the

amount of rent was at issue between the city and the Middlesex County Commission. Rent would have to be paid from tax revenues.

The other alternative was the rehabilitation of the old City Prison in the basement of the Suffolk County Courthouse. The prison, now used for storage, houses only 62 persons, not nearly large enough for the approximately 200 new detained at Charles Street. Both sites also have problems meeting current day standards for correctional institutions.

6.0 ALTERNATIVE APPROACHES

6.1 Alternatives

The following courses of action are available in regard to the possible preservation of the jail:

(a) nomination to the National Register of Historic Places;

(b) expansion of the Historic Beacon Hill District to include the jail property;

(c) designation of the jail as a Landmark;

(d) no action.

6.2 Impact of Alternatives

The above approaches would have the following results on the jail's future:

(a) National Register Nomination

The process for listing the jail on the National Register of Historic Places is already under way: the Massachusetts Historical Commission voted approval of the nomination on October 11, 1978. Such a listing would require environmental review, under Section 106 of the National Historic Preservation Act of 1966, of any federally licensed or assisted activities at or in the vicinity of the jail. State, local, or private activities would not be reviewed.

(b) Expansion of the Historic Beacon Hill District

Structures in the Historic Beacon Hill District, created by Chapter 616 of the Acts of 1955, come under design review by the Beacon Hill District Commission. The district has been expanded several times since 1955, by amendment of the original act. The home rule amendment to the state constitution requires that an expansion of the district to include the jail be approved by the following governmental bodies: the Boston City Council, the Mayor of Boston, both branches of the State Legislature, and the Governor. This is necessarily a lengthy process. Also, the jail has historically been considered part of the West End and not Beacon Hill, and architecturally is dissimilar to the Beacon Hill district. The jail's individual merit would be submerged in that of the district, rather than be recognized.

(c) Designation as a Landmark

Designation under Chapter 772 of the Acts of 1975 would provide that the Boston Landmarks Commission review proposed physical changes affecting the exterior appearance of the jail

as seen from a public way. The process of designation requires action by the Commission, the Mayor and the City Council. Such a designation would also recognize the individual merit of the jail, instead of making á tenuous link with Beacon Hill.

(d) No Action

If the Commission chooses not to designate the jail and no expansion of the Beacon Hill district takes place, the only regulation on the site is zoning, which does not deal with architectural concerns.

7.0 RECOMMENDATIONS

The staff of the Boston Landmarks Commission recommends that the Suffolk County Jail, 215 Charles Street, Boston, be designated a Landmark under Chapter 772 of the Acts of 1975. Boundaries of the designation should conform to those of assessor's parcel number 445, Ward 3.

The standards and criteria recommended for administering the regulatory functions under Chapter 772 are attached.

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Charles Jail
#22

9.0 BOSTON LANDMARKS COMMISSION - STANDARDS AND CRITERIA

9.1 Introductory Statement on Standards and Criteria to be Used in Evaluating Applications for Certificates

Per Sections 4, 5, 6, 7 and 8 of the enabling statute (Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts) Standards and Criteria must be adopted for each Landmark Designation which shall be applied by the Commission in evaluating proposed changes to the property. Before a Certificate of Design Approval or Certificate of the Exemption can be issued for such changes, the changes must be reviewed by the Commission with regard to their conformance to the purposes of the statute.

The Standards and Criteria established thus note those features which must be conserved and/or enhanced to maintain the viability of the Landmark Designation. The intent of these guidelines is to help local officials, designers, and individual property owners to identify the characteristics that have led to designation, and thus to identify the limitation to the changes that can be made to them. It should be emphasized that conformance to the Standards and Criteria alone does not necessarily insure approval, nor are they absolute, but any request for variance from them must demonstrate the reasons for, and advantages gained by, such variance. The Commission's Certificate of Design Approval is only granted after careful review of each application and public hearing, in accordance with the statute.

As intended by the statute a wide variety of buildings and features are included within the area open to Landmark Designation, and an equally wide range exists in the latitude allowed for change. Some properties of truly exceptional architectural and/or historical value will permit only the most minor modifications, while for some others the Commission encourages changes and additions with a contemporary approach, consistant with the properties' existing features and changed uses.

In general, the intent of the Standards and Criteria is to preserve existing qualities that cause designation of a property; however, in some cases they have been so structured as to encourage the removal of additions that have lessened the integrity of the property.

BOSTON LANDMARKS COMMISSION

9.2 General Standards and Criteria

A. APPROACH

1. The design approach to the property should begin with the premise that the features of historical and architectural significance described within the Study Report must be preserved. In general this will minimize the exterior alterations that will be allowed.

2. Changes and additions to the property and its environment which have taken place in the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be recognized and respected. ("Later integral features" shall be the term used to convey this concept.)

3. Deteriorated material or architectural features, whenever possible, should be repaired rather than replaced or removed.

4. When replacement of architectural features is necessary it should be based on physical or documentary evidence of original or later integral features.

5. New materials should, whenever possible, match the material being replaced in physical properties, design, color, texture and other visual qualities. The use of imitation replacement materials is generally discouraged.

6. New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.

7. Contemporary design is encouraged for new additions; thus, they must not necessarily be imitative of an earlier style or period.

II NON-MASONRY

1. Retain and repair original or later integral material whenever possible.

2. Retain and repair, when necessary, deteriorated material with material that matches.

C. ROOFS

1. Preserve the integrity of the original or later integral roof shape.

2. Retain original roof covering whenever possible.

3. Whenever possible, replace deteriorated roof covering with material which matches the old in composition, size shape, color, texture, and installation detail.

4. Preserve architectural features which give the roof its character, such as cornices, gutters, iron filigree, cupolas, dormers, brackets.

D. WINDOWS AND DOORS

1. Retain original and later integral door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.

2. Whenever possible, repair and retain original or later integral window elements such as sash, lintels, sills, architraves, glass, shutters and other decorations and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence.

3. On some properties consideration will be given to changing from the original window details to other expressions such as to a minimal anonymous treatment by the use of a single light, when consideration of cost, energy conservation or appropriateness override the desire for historical accuracy. In such cases, consideration must be given to the resulting effect on the interior as well as the exterior of the building.

G PENTHOUSES

1. The objective of preserving the integrity of the original or later integral roof shape shall provide the basic criteria in judging whether a penthouse can be added to a roof. Height of a building, prominence of roof form, and visibility shall govern whether a penthouse will be approved.

2. Minimizing or eliminating the visual impact of the penthouse is the general objective and the following guidelines shall be followed:

   a) Location shall be selected where the penthouse is not visible from the street or adjacent buildings; setbacks shall be utilized.

   b) Overall height or other dimensions shall be kept to a point where the penthouse is not seen from the street or adjacent buildings.

   c) Exterior treatment shall relate to the materials, color and texture of the building or to other materials integral to the period and character of the building, typically used for appendages.

   d) Openings in a penthouse shall relate to the building in proportion, type and size of opening, wherever visually apparent.

H LANDSCAPE FEATURES

1. The general intent is to preserve the existing or later integral landscape features that enhance the landmark property.

2. It is recognized that often the environment surrounding the property has a character, scale and street pattern quite different from that existing when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the landmark and its newer surroundings.

c) New lighting fixtures which are contemporary in design and which illuminate the exterior of the building in a way which renders it visible at night and compatible with its environment.

4. If a fixture is to be replaced, the new exterior lighting shall be located where intended in the original design. If supplementary lighting is added, the new location shall fulfill the functional intent of the current use without obscuring the building form or architectural detailing.

5. Interior lighting shall only be reviewed when its character has a significant effect on the exterior of the building; that is, when the view of the illuminated fixtures themselves, or the quality and color of the light they produce, is clearly visible through the exterior fenestration.

J. REMOVAL OF LATER ADDITIONS AND ALTERATIONS

1. Each property will be separately studied to determine if later additions and alterations can, or should, be removed. It is not possible to provide one general guideline.

2. Factors that will be considered include:

a) Compatibility with the original property's integrity in scale, materials and character.

b) Historic association with the property.

c) Quality in the design and execution of the addition.

d) Functional usefulness.

10.0 SPECIFIC STANDARDS AND CRITERIA

Suffolk County Jail, 215 Charles Street, Boston, Massachusetts

1. The Boston Landmarks Commission recognizes the extraordinary circumstances affecting the future of the Charles Street Jail and the particular standards imposed upon the design process for its renovation. The Commission anticipates that changes to the jail will be required and is prepared to work with all parties towards a solution which is consistent with constitutional requirements and at the same time preserves the essential character and appearance of the jail.

2. The design characteristics of the jail which are most important to preserve are:

   a. A sense of cruciform massing,

   b. Simple, large scale fenestration which is strongly vertical,

   c. The character of ashlar granite - rugged and with relatively simple detailing,

   d. The ratio of granite wall to window openings,

   e. The simple hip roof form punctuated by chimneys.

3. All changes affecting the exterior appearance of the jail shall be subject to review and approval by the Commission.

4. The distinguishing original qualities of the property should be respected during redesign. Alteration or demolition of any distinctive historic or architectural features should be avoided when possible. Demolition affecting the main jail structure will be allowed only if it can be ascertained that no feasible and prudent alternative exists and/or that substantial hardship would result to either the owner or the users of the building. Ancillary structures may be removed or altered.

5. Any new additions or other new construction should be contemporary in design and respect the character and appearance of the jail. Connections to such additions or new construction should be minimized visually, so as to make the old jail and the new additions visually distinct. New construction should be sited to allow maximum possible visibility of the original building from Charles Street and Charles Circle.

6. Once renovation plans are completed, the specific standards and criteria for the jail will be amended, subsequent to a public hearing, to provide for design review of any future changes to the renovated facility.